

12/05/23 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

SAHARA AVE/BRONCO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0692-JONES S 300 LP:

USE PERMIT for a recreational facility in conjunction with an existing shopping center on a portion of 1.4 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue, 145 feet east of Bronco Street within Spring Valley. JJ/rp/syp (For possible action)

RELATED INFORMATION:

APN:

163-11-504-002 through 163-11-504-004; 163-11-504-008 ptn

USE PERMIT:

Allow a children's indoor recreational facility (arts and crafts).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6145 W. Sahara Avenue
- Site Acreage: 1.4 (portion)
- Project Type: Children's indoor recreational facility (arts and crafts)
- Parking Required/Provided: 210/256 (shopping center)

Site Plans

The plans show an existing shopping center complex where the applicant is requesting to operate their business. The 2,095 square foot lease space is located on the south side of Sahara Avenue. The applicant is proposing a children's indoor recreational facility for arts and crafts. Access to the site is via existing driveways along Sahara Avenue and Jones Boulevard. A total of 256 parking spaces are provided where a minimum of 210 parking spaces are required.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict a 1 story shopping center complex with stucco finish walls.

Floor Plans

The plans show a 2,095 square foot lease space with an open floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the purpose of this business is to provide a children's indoor activity center where children can come play and do fun activities along with their parents. The facility will operate Tuesday through Sunday with hours of 8:30 a.m. through 3:00 p.m. on weekdays and 10:00 am through 5:00 p.m. on weekends. On weekends the applicant plans to host birthday parties, baby showers, and holiday themed parties. The center will be open to children up to 12 years old. The applicant stated this facility will not be a tutoring, training, or daycare facility.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-17-0019	Waiver to increase maximum wall sign area and increase number of wall sign	Approved by PC	March 2017
UC-0854-16	Pharmacy within an existing office/retail complex	Approved by PC	February 2017
UC-0555-10	Place of worship	Approved by PC	January 2011
UC-0610-09	A massage establishment in conjunction with an existing shopping center	Approved by PC	November 2009
ZC-0141-05	Reclassified from C-1 and C-2 to C-2 zoning	Approved by BCC	March 2005
UC-1515-02	Live entertainment in conjunction with a restaurant	Approved by PC	November 2002
UC-2095-96	Live entertainment consisting of live bands, a DJ and dancing in conjunction with a restaurant	Approved by PC	January 1997
UC-0554-95	Tutoring school	Approved by PC	May 1995
UC-0125-95	Auto rental company	Approved by PC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Shopping Center
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Corridor Mixed-Use	C-2, C-1, & C-P	Gas station & Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Corridor Mixed-Use	C-2, C-1, & C-P	Shopping center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed use will not be more intense than the current commercial uses on the property and is compatible with the surrounding area. The request complies with the Master Plan, which encourages implementing a Comprehensive Land Use Plan to promote economic viability and employment opportunities that are compatible with adjacent land uses; therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: RUNA HOWARD

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